

Application Number:	24/00530/HOUS
Location:	13 Mount Street Rochdale OL12 6TE
Proposal:	Hip to gable roof conversion with addition of rear dormer and rooflight to front roof elevation
Applicant:	MS KHAUSAR PARVEEN
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

Location

The application relates to 13 Mount Street, a two-storey end of terrace property in Rochdale on the junction with Lower Sheriff Street. Mount Street falls within Rochdale's inner suburbs in an area comprised mainly of linear terraced housing and various public amenities. The area is typically urban with high density housing which overlook one another.

13 Mount Street faces east, fronting the pavement and overlooking the public highway. It is flanked by Lower Sheriff Street to the north and adjoined by no. 11 to the south. The rear boundary of the curtilage faces west, bordering an alleyway which serves the rear of properties along Mount Street and Clement Royds Street. The rear of the property overlooks no. 28 Clement Royds Street.

Description of Proposal

Permission is sought for a hip-to-gable roof extension with a side window, together with a rear dormer extension and roof light to the front. The dormer would be flat-roofed with two single windows. Proposed materials include pebble dash, hung slate roof tiles and UPVC fenestration, to match the host dwelling.

The gable roof extension would increase the width of the ridge line by approx 3m.

The dormer measurements would be as follows:

- 3.5m width
- 3.7m depth
- 1.5 height

Relevant History

20/01449/HOUS: hip to gable roof conversion with addition of rear dormer – approved

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding properties 13/06/2024. One objection letter was received which relates to the following:

- 1. Concern was raised that the proposed development would result in an undue loss of light, outlook and privacy to the neighbouring occupiers.**

Officer's response: this will be addressed in the amenity section of this report.

- 2. Highways safety and congestion, particularly in relation to blocking of the pavement during construction.**

Officer's response: this will be addressed in the highways section of the report. It should be noted that if use of the pavement is necessary during construction, the applicant will need approval from the council's highways authority. Nonetheless, temporary changes to the environment during construction are not a material planning consideration.

- 3. Design and appearance regarding the choice of render.**

Officer's response: this will be addressed in the design section of this report.

- 4. Excessive noise during construction.**

Officer's response: temporary changes to the environment during construction are not a material planning consideration. Nonetheless, it is unlikely that any prospective construction will produce excessive noise levels beyond that which are typical for householder development.

- 5. General impact of the above on the mental wellbeing and health of neighbouring occupants.**

Officer's response: whilst the council has a duty of care towards all of its residents, unfortunately the personal circumstances of neighbouring occupants does not carry additional weight when determining an application.

Policy

National

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In line with the above, paragraph 5.16 of the SPD notes that dormer extensions can be visually prominent and therefore requires them to be carefully designed in line with the principles established under paragraph 5.17. Whilst the proposed dormer is to the rear, it would be highly visible from Lower Sheriff Street looking eastward, and Mount Street looking southwards.

The dormer extension meets the following principles under paragraph 5.17:

- It does not exceed the ridge height of the host dwelling;
- It is set back from the eaves line and in from the party walls;
- The proposed windows line up vertically with existing windows;
- It uses matching materials to the host.

The proposed dormer uses a flat roof which paragraph 5.17 aims to avoid unless it reflects the character of the area. There are several flat roof dormers within the area, including at no. 46 Lower Sheriff Street, no. 10 Mount Street, and no. 24 Clement Royds Street – all of which are visually prominent. Therefore, the proposed flat roof would not be detrimental to the character of the street scene and would be in keeping with similar dormer extension in the area.

Overall, the design of the dormer is therefore acceptable.

The hip-to-gable roof extension is similarly considered acceptable in its design as there are numerous examples of gable ends to terraced housing in the area, including no. 28 and 46 Lower Sheriff Street, and no. 10 Mount Street, with the latter two following respective hip-to-gable roof extensions. As such, the proposed gable extension would be in keeping with existing roof forms and subsequent development within the area.

The choice of materials across all aspects of the development is considered acceptable as it matches the host. It is noted that the aforementioned objection stated that exposed brick would be more suitable than the proposed pebble dash render on the proposed gable end. On the contrary, the continuation of the pebble dash render would help the development to integrate better with the host dwelling and adjoining terrace.

Overall, the design is acceptable and would reflect similar development carried out within the area. It is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always

seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Concern was raised under the aforementioned objection that the proposed development would result in an undue loss of light and privacy for neighbouring occupiers.

Paragraph 4.1 of the Guidelines and Standards for Residential Development SPD outlines the standards for new developments, including the space standards which new residential developments must adhere to. These standards ensure that new developments avoid causing significant harm to the neighbouring occupiers.

Section (i) of paragraph 4.1 requires 21m between directly facing windows of habitable rooms, at an upper floor level and 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage. The proposed gable window would serve a bathroom- which is not considered by the SPD to be a habitable room- and therefore accords with the SPD. The proposed dormer windows would serve a bedroom, however these would not directly face any habitable room windows or elevations, and therefore accord with the SPD.

Furthermore, it is also recognised that due to the high building density and linear arrangement of the surrounding terraced houses, there is an established culture of 'overlooking'. In fact, the applicant building, as existing, would not meet the separation distances in the SPD. As such, the proposed development would not adversely alter the current levels of amenity experienced by neighbouring occupiers.

Regarding overshadowing and reduced outlook for neighbouring occupiers, it is noted that the development would increase the volume of the dwelling. However, the extension is not considered excessive in scale, nor in close enough proximity, such that it would adversely impact on the living conditions of neighbouring occupants. The amenity impact is considered to be less than substantial, including towards occupants of no. 46.

Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5.

The proposed development would have no impact on the current parking arrangements and are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:
 - Proposed floor plans and elevations: 01

- Proposed block plan
- Location plan

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	05/08/2024	Signed: Hamish Rigg
Authorisation	20/08/2024	Signed: Ryan Killeen

Report Author Hamish Rigg